



Community Development Department
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MINUTES
WASHINGTON CITY PLANNING COMMISSION
May 18, 2016

Present: Commissioner Smith, Commissioner Henrie, Commissioner Papa, Commissioner Martinsen, Commissioner Hardman, Commissioner Phetsomphou, Jeff Starkey, Councilmember Granger, Drew Ellerman, Lester Dalton, Kathy Spring, Rustin Harris, Tonie Searle, Jim Raines, Brock Andrus, Glenn Bingham.

Meeting Called to order: 5:30 P.M.

Invocation: Commissioner Papa

Pledge of Allegiance: Commissioner Henrie

1. **APPROVAL OF AGENDA**

A. Approval of the agenda for May 18, 2016.

Commissioner Henrie motioned to approve the agenda for May 18, 2016

Commissioner Papa seconded the motion.

Motion passed unanimously.

2. **APPROVAL OF MINUTES**

A. Approval of the minutes from May 4, 2016.

Commissioner Papa motioned to approve the minutes from May 4, 2016

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

3. **DECLARATION OF ABSTENTIONS & CONFLICTS**

NONE

4. **EXTENSION OF TIME**

A. Consideration to grant an extension of time for Conditional Use Permit C-15-06 the Senior Resort Living Development located at approximately 3800 South Washington Fields Road. Applicant: Dan Hoopes

Background

Drew Ellerman stated this item was approved back on May 20, 2015 during the regularly scheduled planning commission meeting.

The applicant is requesting approval of an Extension of Time for the approved Conditional Use Permit. The city code allows for such a request, due to extenuating circumstance in getting the parcel subdivided at this location.

The approved CUP is to develop a 48 unit senior assisted living resort in the form of twelve (12) four-plex building units.

The parcel is currently zoned Multiple Family Residential (R-3), this kind of use is permitted in this zoning district through the conditional use permit process. The General Plan Land Use Designation at this location is Medium High Density Residential (MHD) which carries a 7-12 dwelling unit per acre density limit. This proposed townhome project located on a parcel which is 12.08 acres in size and is proposing 48 dwelling units which is a 4 d.u./ac. density ratio.

Staff, once again, has no concerns with this proposal and the extension of time requested.

Recommendation

Staff recommends that the Planning Commission approve the Extension of Time for C-15-06, allowing for an additional six (6) months to get things worked out with subdividing the parcel and getting construction plans approved for the senior assisted living facility to be located at approximately 3800 South Washington Dam Road, based on the following original findings and subject to the following original conditions:

Findings

1. The proposed use, at the particular location, is necessary or desirable to provide a service or facility which will contribute to the general well being of the neighborhood and community; and
2. That such use will not, under the circumstances of the particular case, be detrimental to the health, safety or general welfare of the persons residing or working in the vicinity, or injurious to property or improvements in the vicinity; and
3. The proposed use will comply with the regulations and conditions specified in this title and associating state and federal titles, for such use; and
4. The proposed use will conform to the intent of the general plan.

Conditions

1. Any site improvements shall meet the requirements of City and State adopted codes.
2. Subdivision plat(s) will have to be applied for and approved if any of the units are to be sold individually at a future date.
3. Building permits, with associated construction plans, will be obtained through the Public Works Department and Building Department before any construction work.
4. Any other conditions the Planning Commission wishes to impose at this time.

Commissioner Henrie asked if there are any other changes.

Mr. Ellerman answered no everything will stay the same.

Commissioner Papa asked if they could only ask for one 6 month extension.

Mr. Ellerman answered he would give one 6 month. If they want another extension they would have to go to City Council.

Commissioner Papa motioned to approve the extension for the Conditional Use Permit C-15-06.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

5. **PRELIMINARY PLAT**

- A. Public Hearing for consideration and recommendation to City Council for the Bedford Subdivision Preliminary Plat located at approximately 3800 South Washington Fields Road. Applicant: Dan Hoopes

Background

Drew Ellerman stated the applicant is requesting approval of a Preliminary plat for the Bedford subdivision, located at approximately 3800 South Washington Fields Road. The applicant is proposing 3 lots on an area of coverage of 16.55 acres. The zoning designation(s) at this particular location is Multiple-Family Residential (R-3)(with a Recreation Rental - Short Term Overlay zone) and Community Commercial (C-1).

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for the Bedford Subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.
7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Smith asked why they didn't continue 3940 South.

Mr. Ellerman stated when lot 3 comes in it will be it's own phase then the road will continue.

Commissioner Smith opened the public hearing.

No response.

Commissioner Hardman motioned to close the public hearing.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Mr. Ellerman stated there was an email from Robert Smith asking this to be tabled due to issues he has with drainage. Mr. Smith indicated he couldn't be here tonight.

Lester Dalton stated the drainage would be worked out in construction drawings but he didn't think there should be a reason to table this.

Mr. Ellerman read a portion of the email and doesn't feel there is adequate concern to table the item.

Commissioner Hardman asked what the protocol is for sending emails.

Mr. Ellerman stated he reads the emails and determines rather it is an issue that would warrant the item to be tabled. This email came in late this afternoon.

Jeff Starkey stated the emails are usually attached to the minutes.

Commissioner Smith stated he didn't think it warranted tabling.

Commissioner Henrie motioned to recommend approval to City Council with the findings and conditions of staff.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

- B. Public Hearing for consideration and recommendation to City Council for The Estates at Green Spring Preliminary Plat located at approximately 1300 West 1700 North. Applicant: Brennan Holdings LLC #100

Background

Drew Ellerman stated the applicant is requesting approval of a Preliminary plat for The Estates at Green Spring subdivision, located at approximately 1300 West 1700 North. The applicant is proposing 31 lots on an area of coverage of 26.39 acres. The zoning designation at this particular location is Single-Family Residential - 15,000 Sq. Ft. Min. (R-1-15). The surrounding zoning is R-1-8, R-1-10 and R-1-12 to the north and east, Open Spacer to the west, and PUD (Northbridge Estates) to the south.

This is the second request for preliminary plat approval, the first request was approved by the city back in March of 2014. That approved plat expired due to lack of application for final plat. The is ready to continue to move forward with this plat again at this time.

The proposed subdivision conforms to the approved zoning. The request meets the subdivision requirements and other city ordinances as it relates to this location. Staff has reviewed the request and recommends approval, with conditions, of the preliminary plat as outlined.

Recommendation

Staff recommends that the Planning Commission recommend approval of the Preliminary plat for The Estates at Green Spring subdivision to the City Council, based on the following findings and subject to the following conditions:

Findings

1. The preliminary plat meets the land use designation as outlined in the General Plan for the proposed area.
2. That the preliminary plat conforms to the Zoning and the Subdivision Ordinances as conditioned.

Conditions

1. A preliminary and final drainage study and grading and drainage plan shall be submitted for review and approval prior to moving dirt. Development of the site shall comply with the recommendations of the geotechnical study and drainage study, and improvements for drainage and detention shall be approved by the Public Works Department.
2. A final geotechnical study shall be submitted to the City for review and approval prior to submitting the final plat. All recommendations of the geotechnical study shall be adhered to.
3. Construction drawings for the subdivision and its infrastructure shall be submitted to the City for review and approval prior to the submittal for final plat.
4. The construction drawings shall adequately address prevention of nuisance storm water drainage across lots. If retaining walls are utilized to prevent cross-lot drainage, the developer shall be responsible for installing said retaining walls.
5. At the time of final plat submittal, the following documents shall also be submitted:
 - A. A title report.
 - B. A copy of any deed restrictions, other restrictions, restrictive covenants, architectural controls, or other requirements that may apply to the development (CC&Rs).
6. All detention areas shall be landscaped and all detention and landscaped areas shall be maintained by the property owners and/or homeowners association. A note shall be placed on the plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain the detention and landscaped areas.

7. A final landscaped plan and fencing plan shall be submitted for review and approval prior to the submittal of the final plat. Landscaping and fencing shall be installed prior to the occupancy of the buildings that will be constructed along the landscaped and fenced areas.
8. All landscaping, walls and other structures shall meet sight distance requirements. A note shall be placed on the final plat stating that the City has the right to assess the property owners and/or homeowners association for failing to maintain sight distance requirements.
9. Driveway locations are to be approved by the Public Works Department.
10. Any proposed blasting for the development of the subdivision requires the submittal of a blasting plan with the construction drawings and issuance of a blasting permit.
11. That a Post Construction Maintenance Agreement be recorded prior to the recording of the final plat.

Commissioner Smith asked if there are any changes from the original approval.

Mr. Ellerman answered no.

Commissioner Smith asked with a 34 wide street what is the cross section for that size of road.

Mr. Ellerman stated there is a meandering sidewalk. Northbridge has that same feel.

Commissioner Hardman asked if this is a different area from the adjacent properties.

Mr. Ellerman stated there is different zoning and this one is the larger lots.

Jim Raines stated the road cross sections are back to curb. He stated the project for Brennon Holding was divided into 4 different area. The Villas will change into the large lots instead of the townhomes. The trail will continue from Northbridge thru this project. This has private roads and will be gated.

Commissioner Smith opened the public hearing.

Glen Bingham stated he lives south of this project. He stated his concern is the trail to the tortoise reserve. He also wanted to verify with Jim Raines that there would be CC&Rs.

Colleen Granger asked if the trail is gravel.

Mr. Ellerman stated only on the reserve side.

Commissioner Henrie motioned to close the public hearing.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

Commissioner Papa motioned to recommend approval to City Council with the finding and conditions of staff.

Commissioner Martinsen seconded the motion.

Motion passed unanimously.

6. DISCUSSION ITEMS

A. Discussion on updating the General Plan.

Mr. Ellerman stated he would like Commissioner Smith or Commissioner Henrie to attend the committee meeting Friday at 3:00 at City Hall. He suggested the commissioner look at the Bonus Density and whether the city needs to continue with the Bonus Density. He also suggested they look at the density and what zones they want in certain densities. Also the walkable downtown area needs to be reviewed. Commissioner Smith stated he would attend the meeting.

Commissioner Hardman motioned to adjourn the Planning Commission Meeting.

Commissioner Henrie seconded the motion.

Motion passed unanimously.

Meeting adjourned: 6:12 PM

Washington City

Signed by: _____

Jason Smith, Chairman

Attested to: _____

Kathy Spring, Zoning Technician